

Response to questions concerning the Building Delegation Draft/Final (see note below) RFP List 5

Question	Response																
<p>1. a. Reference: 3.3.1</p> <p>Statement: “..The first \$2,500 of labor, materials, and subcontract costs of Service Call work is included in the basic services, fixed-price portion of this contract.....”</p> <p>Question: After spending \$2,500 to correct a malfunctioning piece of equipment, who is responsible for paying the \$2,500 for subsequent service calls for the same problem on the same piece of equipment, the Government or the Service Provider?</p>	<p>Answer: The service provider is responsible for the first \$2,500 of each individual service call repair job whether it is to the same equipment or different equipment. After a service call is closed, the Service Provider would be responsible for first \$2,500 on the next service call regardless of the origin of the service call problem.</p>																
<p>2. Technical Exhibits</p> <p>5. TE-5-KY Covington, Kentucky</p> <p>The Equipment Preventive Maintenance Listing for Covington, KY lists the following items under category Z-99, for which no maintenance guides exist. In order to comply with the requirement to provide maintenance guides with the proposal for items which do not have them, request the following information be provided for:</p>	<p>Answer: These items are Government Furnished Property (GFP). The maintenance is not part of the scope of the Performance Work Statement, however FAR clause 52.245-2 does apply to GFP. The clause requires the Service Provider to “ establish and maintain a program for the use, maintenance, repair, protection, and preservation of Government property in accordance with sound industrial practice and the applicable provisions of Subpart 45.5 of the FAR.” GPF maintenance is not held to the same standard as the maintenance</p>																
<table><tr><th>IRS PM Description</th><th>Location</th><th>Covington Description</th><th>Information Required</th></tr><tr><td>Replace Sticky Boards</td><td></td><td>UV Traps</td><td>Year, manufacturer and model data for UV Traps</td></tr><tr><td>Microwave</td><td>Cafeteria</td><td></td><td>Year, manufacturer and model data for Microwave</td></tr><tr><td>Microwave</td><td>Satellite</td><td></td><td>Year,</td></tr></table>	IRS PM Description	Location	Covington Description	Information Required	Replace Sticky Boards		UV Traps	Year, manufacturer and model data for UV Traps	Microwave	Cafeteria		Year, manufacturer and model data for Microwave	Microwave	Satellite		Year,	
IRS PM Description	Location	Covington Description	Information Required														
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Question					Response
		Cafeteria		manufacturer and model data for Microwave	required by the Performance Work Statement.
	Lot Sweeper	Garage		Year, manufacturer and model data for Lot Sweeper	
	Riding Mower	Garage	Simplicity Riding Mower	Year, manufacturer and model data for Riding Mower	
	Small Shredder	Shop	Paper Shredder	Year, manufacturer and model data for Paper Shredder	
	Highjacker	Shop	Highjacker	Year, manufacturer and model data for Highjacker	
<p>3. Section L.11, paragraph A states that "offerors are to submit technical and price proposals for all six (6) IRS sites". Are offerors required to submit individual technical proposals for each site, or are offerors required to submit one technical proposal encompassing site-specific sections for each location?</p>					<p>Answer: The price proposal must be traceable to the SubClin level. For the technical proposal one proposal covering all sites may be submitted as long as site specific information is included in the proposal which addresses all site specific related requirements for submittals and technical requirements.</p>
<p>4. Section 3.2 Building Systems Water Treatment: The introductory paragraph states "The Service Provider shall</p>					<p>Answer: The introductory paragraph under 3.2 will be</p>

Question	Response
<p>provide a detailed water treatment program with their proposal covering all equipment and systems to be maintained as part of this contract." Paragraph 3.2.1 B states "A complete water treatment program shall be provided during the sixty day phase-in period." Please clarify the requirement for the water treatment program.</p>	<p>changed to read: The Service Provider shall provide a detailed water treatment program during the phase-in period covering all equipment and systems to be maintained as part of this agreement.</p>
<p>5. Section 3.11.1 identifies phase-in staffing requirements for each site. In accordance with the response to question 67, the ATO is not required to provide phase in staffing. Will this advantage be considered during the cost comparison stage?</p>	<p>Answer: After reconsideration, the ATO will be required to submit a phase-in plan. The plan must be technically evaluated in order to assure equitability in the technical evaluation process. Additionally, the ATO proposal must include the costs for the PWS phase-in staffing requirements.</p>
<p>6. Section 3.1.1 Building Operations Plan, states "The Service Provider shall prepare and successfully implement a building operating plan (BOP)for each facility" and "The initial submittal shall be provided with the Service Provider's proposal." Is the BOP that is required to be submitted with the technical proposal a sample plan that indicates the Service Provider has the expertise and experience need to develop a site specific plan for each of the locations? Although the equipment inventory is provided, a set of drawings, on-site examinations of equipment, spaces being serviced and customer requirements are needed as a minimum to develop comprehensive BOP's.</p>	<p>Answer: The BOP for each facility is required as part of the proposal submittal. The technical exhibits provide the information required to prepare the BOPs. Site visits were conducted to satisfy Service Provider with the general and local conditions of the sites and to make in depth reviews of the facilities and equipment there in. Specificity should be completed to the level of information provided in the technical exhibits.</p>

Question	Response
<p>7. Please provide a list of air handler filter types and sizes for each of the sites.</p>	<p>Answer: The information is published in TE-5 technical exhibits.</p>
<p>8. Please provide a list of the energy management systems used at each site.</p>	<p>Answer: The information is published for C-4 items in the IRS PM/CERT GUIDES column of the TE-5 technical exhibits for the Ogden, Covington and Austin sites. The Philadelphia site does not utilize this equipment. The technical exhibits for the Fresno and Washington D.C. sites will be added at the time of the formal RFP release.</p>
<p>9. At the Ogden site one of the Trane Chillers had a repair tag on the unit indicating the unit's motor had been replaced in June of 2004. Is the motor indicated the main chiller motor and, if so, is there a warranty for the work that was performed?</p>	<p>Answer: Pending</p>
<p>10. At the Ogden site an external temporary generator was utilized, with electrical feeds being fed into the transfer switch by-passing the existing generator. Is the generator that was by-passed part of the solicitation, and is the temporary generator maintained by a separate contract?</p>	<p>Answer: The answer to both questions is yes</p>
<p>11. Three of the sites (Austin, Philadelphia, and Washington, D.C.) each have elevators, escalators, or man lifts included in the equipment lists. Will the contractor be required to perform maintenance and repairs to the equipment or just equipment checks?</p>	<p>Answer: The Service Provider is required to perform preventive maintenance, repairs, and checks in accordance with Technical Exhibit TE-4 for any equipment which is listed in Technical Exhibits</p>

Question	Response
<p>12. According to data plate information, the chillers located at the Austin site utilize refrigerant R-11. Are there currently plans to replace these units with non-CFC units?</p> <p>13. Please provide the gross square footages of each of the six locations.</p> <p>14. Please provide dates of the last eddy current testing per location.</p> <p>15. Please provide dates of the last 3-year electrical distribution system inspection for each location.</p> <p>16. Please provide dates of the last hydrostatic testing of the fire extinguishers for each location.</p> <p>17. Please provide the manufacturer (or, title) of the BAS programs for each of the six locations.</p>	<p>TE-2 and TE-5.</p> <p>Answer: There are no current plans to replace the R-11 units with non-CFC units.</p> <p>Answer: The square footage for each site is located in Technical exhibit TE -1 General Location and Site Information and is available on the FedTeDS web site. Pre approval to access the information must be granted by the Contracting Officer. Contact at (202) 283-1416</p> <p>Answer: The Service provider will be required to complete all eddy current testing within the base year of the agreement unless a Service Provider requested delay is approved by the COTR (see 3.4.7).</p> <p>Answer: See response to question 14.</p> <p>Answer: See response to question 14.</p> <p>Answer: See response to question 8</p>

Question	Response
<p>18. Please provide the guide cards that the IRS is currently using for items E-60 through E-66C, so that all contractors, IRS, and subcontractors can be bidding the same specifications</p> <p>19. PM Guide Cards During the Pre-solicitation conference, the briefer stated that for those equipment items that did not have a standard PM Guide Card, as listed in TE-4, a Guide Card must be developed by the service provider and supported by the manufacturer's documentation. How is this documentation submitted and does it go against the page count?</p> <p>20. For Fresno, Statement: TE5 lists a PM Guide A-06A (Clocks, Battery), which does not appear in TE4. This task only appears at Fresno. Question: Is PM Guide A-06A available, and will it be provided?</p> <p>21. Reference page C-34, paragraph 3.11.1, the statement "the following positions shall be filled and the individuals shall be on-site prior to contract start date, as follows..." It is unclear if all of these position titles and numbers are required at each of the six contract locations, or are just representative of the contract as a whole. Certain locations would not indicate a need for a staffing of this level and numbers. Please clarify if these exact positions and numbers of personnel are required to be present at each site during the phase-in.</p> <p>22. Certain items are obviously missing from the building inventories. As an example, the fire alarm system at the Headquarters facility is not listed. Would we be correct to assume that if the items are not included that there is a separate contract for the missing items and that the offerors should not consider them in their proposals?</p>	<p>Answer: For Uninterruptible Power systems use PM Guide Cards E-60, E-61 and E-66. The Technical Exhibit TE-5 will be altered to reflect the change.</p> <p>Answer: The MFG PM specifications must be attached to the new guide cards that are developed and they will not count against the Section L.11.2 Part 3 Mission Technical page count.</p> <p>Answer: For Clocks battery use PM Guide C-01. The Technical Exhibit TE-5 will be altered to reflect the change.</p> <p>Answer: Although the sites may vary in their complexity, the PWS requirements as listed in paragraph 3.11.1 apply to each individual site.</p> <p>Answer: See question 11.</p>

Question	Response
<p>22. Will the Final RFP be tagged to highlight the changes Made?</p>	<p>Answer: The RFP will be reissued once the wavier is approved or disapproved. All changes between the current version posted on the web and the reissued version will be identified.</p>
<p>23. During the Pre- proposal conference, Mr. Neiheisel stated that all proposals, including the MEO's, would be evaluated differently than the normal process outlined in the FAR. Please state that process.</p>	<p>Answer: The evaluation will be conducted as presented in section M of the solicitation. That evaluation process is in accordance with the procedures contained in FAR part 15 and the OMB Circular No. A-76 and will not deviate in any manner from the applicable regulations. Section M provides the basis of evaluation, the rating scale, the evaluation factors and their weights.</p>
<p>24. L.19 Sub-factor 3 The recruitment plan for the MEO is the current OPM and IRS Human Resources process, is the MEO required to submit an additional recruitment Plan outlining OPM/IRS' already well known Process?</p>	<p>Answer: Yes, the MEO shall address and meet the requirement for Section L. Sub Factor 3 Personnel Recruitment.</p>
<p>25. L.11.3 Proposal The numbering format outlined in Section L.11.3 and subparagraphs are different than the numbering format for the tasks identified in Section C-3. Can we use Section C as our paragraph numbering system for the Technical Approach?</p>	<p>Answer: Section L.11.3 discusses proposal content; it does not mandate a numbering format. The Service Provider may use a numbering system that they deem appropriate.</p>

Question	Response
<p>26. Sections J There are no error rates established for the standards. Since the Performance level of oversight and tolerance for error affect staffing decisions, Requirements will error rates be provided prior to proposal submission date?</p> <p>27. Reference: Page L-19, Sub-Factor 3. – Personnel Requirements Statement: “Include a table of personnel sources, noting the percentage of the total workforce to be recruited from the following sources:</p> <ul style="list-style-type: none"> • Offeror’s Own Resources • Government current workforce • Outside recruitment “ <p>Only qualified personnel will be recruited and hired for this contract. Without information related to current government personnel qualifications, skills and certifications, it is impossible to set a recruitment percentage for the current workforce</p> <p>Question: Will the government provide current skills, qualifications, and certifications by numbers at each site to assist in determining current workforce recruitment prediction and efforts?</p>	<p>Answer: Inspection and acceptance will be in accordance with FAR clause 52. 246-4 INSPECTION OF SERVICES--FIXED-PRICE (AUG 1996). No predetermined error rates will be established.</p> <p>Answer: An affected employee list will be available by the IRS after the award of the procurement to allow compliance with OMB Circular No. A-76 (revised) D. 6. f. (b), FAR 7.305(c) and FAR 52.207-3 “Right of First Refusal of Employment”. In addition see Section I 52.222-42 Statement of Equivalent rates for Federal Hires (May 1989) for a general overview of the wage grade skill mix per site.</p>
<p>28. If an industry contractor should win this contract, will the IRS release its current maintenance employees to be hired by the contractor?</p> <p>29. In attempting to create position description for the managers...I read the requirement on page L-18, paragraph (a) (i)...that indicates if we propose a certain level of position description and we are unable to provide the minimal requirements of the position, we would basically be in a lot of trouble. Because of the "first right of refusal" the current IRS supervisors/managers would hold the right to take the Site Managers positions and, to hire these persons would be our</p>	<p>Answer: See response to question 27.</p> <p>Answer: The Service Provider should prepare a position description in accordance with the qualifications contained in the PWS. Far Clause 52.207-3 The Right of First Refusal of Employment states “The Contractor shall give Government</p>

Question	Response
<p>desire. However, not knowing their individual background...it is virtually impossible to write a position description to match their experiences and should our description not match the actual experience of the person that would want the job...would put the contractor in jeopardy on the contract.</p> <p>Would the IRS accept a position description for the position (if we should have to bring in a new person) but, allow the COTR the right to make judgemental approvals for the current IRS persons that would have rights to the positions?</p>	<p>employees who have been or will be adversely affected or separated as a result of award of this contract the right of first refusal for employment openings under the contract in positions for which they are qualified, ...". The Service Provider is responsible for determining qualifications per RFP requirements.</p>
<p>30. Phase-in Period During the pre-solicitation conference, the Contracting Officer stated that the Phase-in period will begin immediately after decision announcement. Is decision announcement the same as initial announcement on June 6, and the Phase-in period begins on 7 June?</p>	<p>Answer: The phase in period will begin the date the contract/Letter of Obligation/Fee for Service award is signed.</p>
<p>31. Reference: Section C 3.11.1 Phase-in Planning/Staffing.</p> <p>a. Is the CMMS Administrator identified to be on site 60 days prior to Contract Start required at each of the six sites? b. During the Phase-In Period, the Service Provider is required to become familiar with the Government furnished CMMS. Will the Government provide a resource at each site and documentation in support of becoming familiar with the Government furnished CMMS? How many hours per site will the resource be available?</p>	<p>Answer: a.. Yes, at each site. b. During the Phase-in period, the Government will assist the SP with the system transfer. The number of hours available is not known at this time.</p>
<p>32. The decorative fountain and the associated mechanical equipment were not included in the walk through on August 3, 2004. Is there anyway that a time can be scheduled to inspect this fountain? If not, would you provide an overview of the fountain, volume of water it contains and a description of the mechanical equipment?</p>	<p>Answer: Fountain capacity is approximately 300 gallons. One backflow preventer, pump, motor, time clock and associated piping is the only mechanical equipment related to each fountain.</p>
<p>33. It is our understanding that the existing water treatment equipment onsite at the Washington location is the property of the Government. Will the new O&M contractor have use of that equipment?</p>	<p>Answer: All water treatment equipment for all sites is the full responsibility of the Service Provider. See</p>

Question	Response
<p>34. Question #4 and the Government's answer. Question: A listing of Manufacturer's manuals for the equipment/systems at each site was not provided during the site visits. Please provide this information so we can include the information in the Building Operations Plan.</p> <p>35. Question #5 and the Government's answer. Question: Information on the installed lighting systems and controls required to develop the interior and exterior lighting plan was not addressed during the site visit. Please provide the site specific information so we can develop the requested plans.</p> <p>36. Question #13 and the Government's answer. Question: Free cooling is commonly defined as either use of outside air for cooling or by specific equipment design that removes heat from the building by the chilled water coils by either:</p> <ul style="list-style-type: none"> • Refrigeration Migration • Strainer Cycle • Plate and Frame Heat Exchanger <p>It is not clear from the inventory nor the site visits which equipment is used for free cooling. Please identify which pieces of equipment in the building inventory are classified as "Government furnished free cooling building equipment" in the building inventory.</p> <p>37. Reference Section B.2 and Section F.4. Question: Section B.2 lists the Base Period Start Date as 6 August 2005 and Section F.4 list the Start Date as 10 Aug 2005. Please clarify.</p> <p>38. Question #14 and the Government's answer. The site visits did not clarify whether the installed chilled</p>	<p>Technical Exhibit TE-5.</p> <p>Answer: This information is not available to provide to the Service Provider.</p> <p>Answer: All lights and computerized control systems are identified in the building inventory TE-5 technical exhibits. The plan should focus on how the Service Provider plan proposes to use and control this equipment.</p> <p>Answer: There is no specific equipment used for free cooling other then the Air Handlers using outside air to cool.</p> <p>Answer: The correct date is 10 August 2005. B.2 will be corrected on the reissued RFP.</p> <p>Answer: Austin - 2 pipe system</p>

Question	Response
<p>and hot water systems are two or four pipe systems. In order to address the summer and winter operation change-over for each site, please provide this information as previously requested.</p>	<p>Covington- 2 pipe Ogden, Fresno, and DC - 4 pipe system. Philadelphia-2 pipe system</p>
<p>39. Reference Technical Library - Documentation consists of campus buildings drawings in either hardcopy or electronic format Question: Please clarify what information is available in the Technical library besides building drawings.</p>	<p>Answer: The Technical Library consists of either hardcopy or CDs containing detail drawings of each campus. Go to www.irs.gov Business Opportunities TIRWR-03-00015 for a complete list of the Technical Library..</p>
<p>40. Reference PWS 3.1.4 Equipment Checks Question: It is not clear from the TE for each site and from the site visits whether or not a site has some of the listed equipment for checks. Some items are obvious but many are not. In a manner similar to the information on 3.1.6 Snow removal and Ice Abatement, please clarify the table in PWS 3.1.4 to include a column with each site and the number of separate systems requiring checks or N/A if not present.</p>	<p>Answer: This information is available for the building inventories.</p>
<p>41. Reference 3.2.1 Water Treatment Program. Reference states: During the phase-in period, the Service Provider shall have the water analyzed in each of the building systems named below. Not later than thirty (30) calendar days after the contract start date, the Service Provider shall submit a report to the COTR which details the findings of the water analysis and establishes an appropriate treatment program for each system.</p> <ul style="list-style-type: none"> (1) Hot water heating systems (2) Condensate systems (3) Chilled water systems (4) Condenser water systems (5) Decorative Fountains (HQ Washington, DC only) 	<p>Answer: The reissued RFP will be changed to read as follows:</p> <ul style="list-style-type: none"> (1) Hot water heating systems (Closed) (2) Condensate systems (Open) (3) Chilled water systems (Closed) (4) Condenser water systems (Open) (5) Decorative Fountains (HQ Washington, DC only) (Open)
<p>Question: Request the government clarify this requirement by identifying the specific systems in TE 5 requiring</p>	

Question	Response
<p>inclusion in the water treatment program and whether they are open or closed systems. The information provided in TE 5 is insufficient to determine this information. Since many of the equipment items are no longer in manufacturer catalogs and not on the Internet, it is difficult to determine this information.</p>	
<p>42. Will there be a COTR at each of the six locations and one senior COTR in Washington? Or, is there only one COTR? If only one, where will the COTR be physically located.</p>	<p>Answer: The COTR structure has not been finalized. However for IRS currents plans to have at least one COTR per site will be assigned.</p>
<p>43. Reference: Section C 3.17</p> <p>a. Please specify the version of CMMS software at each site and the backend database for the CMMS software at each site.</p> <p>b. What CMMS modules are currently installed at each site?</p> <p>c. What CMMS modules are currently in use at each site?</p> <p>d. What type of report writer is used for the CMMS at each site?</p> <p>e. How many CMMS PM scheduling seats are provided for contractor use at each site?</p> <p>f. Will the contractor be expected to provide technical and administrative support to the CMMS at each site?</p> <p>g. Is there an API for the site CMMS available for contractor use at each site?</p> <p>h. May the contractor interface the site CMMS with our standard program management tools at each site?</p>	<p>Answer: a. b. & c.</p> <p>The following list includes the version of CMMS software per site and the backend databases</p> <ol style="list-style-type: none"> 1. Austin CMMS: DataStream MP2 Professional SQL Server Edition, version 6.0 2. Covington CMMS: TMS version 3.0 3. Fresno CMMS: TMS Pro version 8.9 4. HQ's CMMS: DataStream MP2 Access 2000 5. Ogden CMMS: TMS version 3.0 6. Philadelphia CMMS: DataStream MP2 Access 2000 <p>d. Covington, Ogden, Austin, Fresno - Crystal</p>

Question	Response
<p>44. Reference: Section C 5.3.4 Computers</p> <p>a. Is the contractor able to install software on the computer workstations provided in 5.3.4 Computers?</p> <p>b. Are the computer workstations with network connections provided to the Service Provider all connected to the Department of Treasury WAN?</p>	<p>Reports , Philadelphia and HQ standard MP2 software that came with the system.</p> <p>e. The seats are as follows: Covington 4, HQ 3, Philadelphia 1, Austin 5, Ogden 3, Fresno 2 All of these seats will be shared with service provider and Government employees.</p> <p>f. Yes, The only thing the Government is responsible for is maintaining the service call database and the SP is responsible for all other systems administration and software and hardware maintenance. However, the software and hardware maintenance does not include modification of either the software or the hardware.</p> <p>g. Answer Pending</p> <p>h. The Service provider may interface with the CMMS system but the Service will be responsible to create and operate the interface. See Section I IRSAP 1052.239.9007.</p> <p>Answer: a. In order to install software on an IRS network, the service provider will need to comply with ISR security protocols and file the appropriate security</p>

Question	Response
<p>c. Are the computer workstations all connected to the IRS WAN?</p>	<p>paperwork. Approval may not be immediate. The systems are now connected and used for email and other activities. Should the Service Provider desire to install any software on these systems before properly cleared, it may result in the system being removed from the IRS network. . See Section I IRSAP 1052.239.9007.</p> <p>Answer: b. Pending</p> <p>Answer: c. Pending</p>
<p>45. Reference: Section C 5.4 Government Provided Services. Will the Government provide email to the contractor over the Government's mail system?</p>	<p>Answer: Email service will be provided subject to completion of a security review of individuals requiring access to the IRS network. . See Section I IRSAP 1052.239.9007 reference IRM 25.10.</p>
<p>46. Reference: Section C 5.4.1 Utilities. a. Is the Internet connectivity provided to the Service Provider available at all sites?</p> <p>b. Is the Internet connectivity high speed access at all of the sites?</p> <p>c. Is the Internet connectivity provided over the Government's network?</p> <p>d. Please specify throughput of each site?</p>	<p>Answer: Yes, in accordance with PWS paragraph C5.3.4 and Section I clauses.</p> <p>Answer: See above response</p> <p>Answer: See above response</p> <p>Answer: Pending</p>
<p>47. Reference paragraph 3.4.8 and TE 10 that indicates infrared testing will be performed to the electrical</p>	<p>Answer: The TE-10 infrared scan requirements</p>

Question	Response
<p>distribution system either annually or every 3-years as shown in TE-10. You have also included the guide cards for normal or usual preventive maintenance to the switchgear for the same equipment ID numbers as is shown in TE-10.</p> <p>Are we to perform thermographic (infrared) scans to the equipment items in TE-10 <u>only</u>, or...will we be required to perform the preventive maintenance requirements of the guide cards (as an example E-30 guide card is a 3-year inspection that requires a breakdown of the item to inspect as prescribed in the guide card) <u>in addition</u> to the thermographic scan?</p>	<p>are in addition to all of the other electrical systems guide card PM's to be accomplished.</p>
<p>48. Please clarify whether or not lines 4.1.1, 4.1.2 and 4.1.3 should be removed from Attachment L-3, page 31.</p>	<p>Answer: The referenced lines will be removed in the reissued RFP.</p>
<p>49. In attempting to complete the "Detailed Staffing Proposal" forms we ran into problems with the form. The following example is consistent with the entire form.</p> <p>Example...<i>Line 3.4.2 & 3.4.4 Schedule, perform, and document preventive maintenance.</i> These are separate functions involving different employee categories. Also, there are dozens of preventive maintenance tasks per building with just as many different frequencies and time factors. Therefore to provide a "detailed staffing plan" using these forms becomes difficult.</p>	<p>Answer: This approach would be acceptable to the IRS.</p>
<p>Will the IRS allow us to develop our own man-hour matrices based on the workload (per task, including per task frequencies and time factors) in the solicitation and other requirements of the solicitation and transfer total hours from our matrices to the IRS "detailed staffing proposals"? This would present a "roll-up scenario with your "detailed staffing proposal" forms being shown first and then a backup document that supports the totals (our developed matrices).</p>	
<p>50. We have noticed when formatting our Price Proposal that all of the SCA wage determinations are old and have been superceded by 2004 SCA determinations for the affected site location. Will you be providing new wage</p>	<p>Answer: The most current SCA wage determinations will be included in the reissued</p>

Question	Response
<p>determinations soon, so that bidders can update their Price Proposals?</p>	<p>RFP. The proposal due will be 30 days from the reissued/formal RFP release.</p>
<p>51. On page M-4. Sub-factor 2...there is a reference of an acronym that is not identified in TE-8. The acronym is WCP. Please identify what a WCP is and give an explanation of exactly what is wanted by IRS for a WCP as it relates to the Quality Control Plan.</p>	<p>Answer: This was a work control plan in the original text however, the requirement has been deleted. Section M will be altered to reflect this change.</p>
<p>52. Do the timeframes identified for responding to and completing the IDIQ request have a relationship or impact on the timeframes identified for basic service requests? Paragraph 3.3.3.1 requires the service provider to respond within 10 minutes and have work completed within 2 days or less.</p>	<p>Answer: PWS paragraph 3.3.4 states “an Emergency Service Call shall be abated immediately regardless of the cost” However, for all non emergency service calls PWS paragraph 4.2 states “The ordered additional services shall be scheduled and completed within the allowable completion time (calendar days) established during negotiations”</p>
<p>53. At the Fresno site, there was an area on the roof that appeared to be prepped for a repair. Has there been a leakage problem with the roof historically, and, if not, are there any applicable warranties?</p>	<p>Answer: The roof is scheduled for repair before the contract/Letter of Obligation/Fee for Service award is anticipated. Should the roof be leaking at the time of contract/Letter of Obligation/Fee for Service award, the Service Provider is responsible. However, the Service Provider liability is limited to \$500 for an existing</p>

Question	Response
<p>54. At the Covington site there were numerous roof leaks throughout the facility. Are there any plans to replace the existing roof?</p> <p>55. Reference: 3.3.1</p> <p>Statement: “..The first \$2,500 of labor, materials, and subcontract costs of Service Call work is included in the basic services, fixed-price portion of this contract.....”</p> <p>Question: Since the MEO is not fiscally constrained to ensure adequate money is available to allow for all contingent occurrences of Service Calls, it would seem that industry is at a disadvantage with respect to pricing this fixed-price cost. For example, if the MEO’s cost proposal budgets for X number of service calls in a given period, when in reality there are X + 50 service calls, does the MEO continue to perform the PWS without sufficient money? In this scenario, industry would be forced to absorb this cost out of profit or management reserve. The concern is that the MEO’s cost proposal would appear to have no consequences in the event that they underestimate this unknown cost element. Please consider an alternate pricing method that would level the playing field with regard to this unknown fixed-price cost, for example establishing a NTE amount or specifying the number of service calls to be priced.</p>	<p>deficiency which would include damage to equipment caused by the leaks. There is no warranty for the roof</p> <p>Answer: The roof is not scheduled to be replaced, however it is scheduled for repair. See the answer to the question 53.</p> <p>Answer: One of the key goals of the revised A-76 Circular is to assure the MEO can perform the requirements of the PWS which they bid. The MEO is subject to Government remedies similar to private sector sources. The revised Circular requires quality assurance to be preformed for all Service Providers. Attachment B Section E. paragraph 6 a. (2) of the Circular allows the Government to terminate the agreement in the event of nonperformance (which could be defined as failure to complete the requirements of the agreement within the agreement price). Attachment B Section E. paragraph 4. requires collection of past performance data on all service providers and Attachment B Section D paragraph 3 a. (4) allows the use of that data in</p>

Question	Response
<p>56. Reference: Paras L.11.1.A and L.11.1.C and question #37.</p> <p>Statement: The first paragraph states that 1 (one) 11 x 17 sheet of paper will count as 2 (two) pages. The Second paragraph states: "Charts, tables or diagrams shall not exceed 8.5 x 11 inches" but the allowable size of a sheet of paper is 6.5 x 9 inches due to 1 inch margins. Question 37 asked if the government will allow staffing charts, and other graphic representations to be on a fold-out of 11x17 and count as 2 pages.</p> <p>Question: Understanding that an 11 x 17 sheet counts as two pages, will the government allow graphics on such sheets to be larger than 8.5 x 11 inches?</p> <p>57. 1. Technical Exhibit 7</p> <p>Statement: Each campus TE-7 is different in types of equipment, tools and supplies reported without any type of similarity. Some list component items such as resistors and belts, where other sites do not list same type items.</p> <p>Question: Are the lists complete as published?</p> <p>58. Please verify that no government furnished equipment will be provided at Headquarters, DC.</p>	<p>follow on competitions. The Contracting Officer can identify no significant price advantage from the current Service Call structure for the MEO.</p> <p>Answer: Yes, graphics may exceed the 8.5 X 11 inches. These fold out pages will count as two pages and the 1 inch margin limitation must be observed for these pages.</p> <p>Answer: Technical Exhibits TE-7 are complete as published.</p> <p>Answer: The head quarters does list equipment which can be located on Technical exhibit TE-7-HQ Government Furnished Items at Washington DC, but materials and supplies are not listed as they are expected to utilize all of their existing supplies.</p>

Question	Response
<p>59. Reference: 3.2.2 and 3.2.5 Statement: First section requires a report five (5) days after a monthly (or additional) water analysis (water systems) is performed. The second section requires a report fifteen (15) days after an annual water analysis (i.e. Legionnaires) in same water systems is performed. A significant cost differential exists between 5 and 15 days.</p> <p>Question: Are the two reporting periods 5 and 15 days respectively?</p> <p>60. Reference: 3.3.8 Statement: States that the moving of furniture in the immediate area of the worksite if required to accomplish services included in the contract.</p> <p>Question: Is this applicable for all facilities, or are there locations where a labor union contract may preclude this activity?</p> <p>61. Reference: 3.10.6 Statement: With respect to Hazardous Materials, it is imperative that appropriate background information be made available to adequately reply and respond to the PWS requirements.</p> <p>Question: Are the Emergency Planning and Community Right-to-Know Act (EPCRA) reports for each campus available for review?</p> <p>Question: What hazardous materials and quantities are currently being stored on the IRS campuses?</p>	<p>This is a very fluid inventory and may not be accurate at the time of contract/Letter of Obligation/Fee for Service award.</p> <p>Answer: Yes</p> <p>Answer: Yes, this is applicable to all sites. Labor union contracts do not preclude this activity.</p> <p>Answer: No, there are no EPCRA reports available per site.</p> <p>Answer: Due to frequent changes in operational needs the exact composition is not available. However, they</p>

Question	Response
<p>62. The Government response to Question 81, states the following:</p> <p style="padding-left: 40px;">"There are no hazardous waste storage sites at any of the locations. The Service Provider will be responsible for the disposal of any hazardous waste generated as part of the performance of the activities contained in the PWS."</p> <p>While we concur that there may be some limited waste generated that must be disposed of as "hazardous waste" (e.g., solvent contaminated rags, solvents, etc.) from each or all of the Government owned and operated sites, we do not concur that the SP is the generator of such waste. Rather, as the facilities' owner and tenant, the Government is considered the generator of any material that requires disposal. As such, if an EPA ID number is necessary, the Government – as is the case in other solicitations (DOD and NASA for example) for base operations or facilities operations and maintenance services – should furnish the EPA Identification Number for such purposes. The SP will dispose of any such material at the Government's direction on behalf of the Government and will be responsible for compliance with the PWS requirements.</p> <p>Will the Government please clarify whether or not they are the owner of all the campus facilities and the Headquarters building listed in the solicitation and as such under EPA rules is listed as the generator of any hazardous waste and that any such waste while disposed of by the SP remains under the Government's EPA ID number.</p> <p>63. Reference: Page L-11, Sub-Factor 1, (a) Building Operations Plan. Statement: Section L states the Building Operations Plan will address the achievement and maintenance of temperatures in all facilities as required herein (see 3.1.3). While the temperature requirements are understood, historical information in TE1 reflects an inordinate number</p>	<p>constitute materials atypical of a facilities operations contract. For example rags, oil, ect..</p> <p>Answer: The Government sites use certified disposal firms. The IRS does not have an EPA number.</p> <p>Answer: All available information is provided in the Service Call TE- 3.</p>

Question	Response
<p>of hot/cold calls at various campuses.</p> <p>Question: Are the required temperatures being regularly maintained per the requirements of the PWS, and will historical information related to hot/cold calls be provided (i.e. copies of charts, logs, etc.)?</p> <p>Question: What percentage of the hot/cold calls was for computer / critical environmental areas?</p> <p>64. Technical Exhibits Statement: The historical information provided is not the same for all sites, and covers different fiscal years.</p> <p>Question: Is historical information available for a single fiscal year for all six sites, and is additional information available for other fiscal years?</p> <p>65. Statement: TE-3-CA provides 12 months of Service Calls data for FY 01; however, on page J-2, Section J, List of Technical Exhibits, TE-3-CA is listed as Fresno Service Calls FY 2002.</p> <p>Question: Is the data in TE-3-CA for FY 01 or FY 02?</p> <p>66. Statement: TE-3-CA provides 12 months of Service Calls data for FY01 or 02, TE -3-HQ, TE-3-KY and TE-3-PA provide 3 months of Service Calls data for FY03 and TE-3-TX and TE-3-UT provide 12 months of Service Calls data for FY02.</p> <p>Questions: Could we be provided with 12 months of Service call data for all locations for FY 01, FY 02 and the most current for FY 03? Is it available</p> <p>67. For Fresno, Statement: TE5 makes reference to IRS PM/CERT Guides that are not contained in Technical Exhibit 4. One example: A-10A, -10B, and -10C are listed in TE5, but do not appear in TE4. TE4 only reflects a single PM Guide for the A-10 task.</p> <p>Question: Does the single PM Guide cover all these items,</p>	<p>Answer: See above response.</p> <p>Answer: All available historical data is listed in the Technical Exhibits.</p> <p>Answer: TE-3 CA data is for Fiscal Year 2001</p> <p>Answer: All available historical data is listed in the Technical Exhibits.</p> <p>Answer: The single PM Guide covers all.</p>

Question	Response
<p>or are additional PM guides available for review and will they be provided?</p> <p>68. For Fresno, Statement: TE-7-CA (Page 5) includes items such as “Expire Wasp & Hornet Spray 12 oz and Wipe Off Oven Cleaner 5 gal” as Government Furnished Materials.</p> <p>Question: Will the service provider be responsible for maintaining these non-related (pest control and / or custodial services) materials, or will another activity take these under both management and storage control?</p> <p>69. For Ogden, Statement: TE-7-UT (Page 3) lists 3 ea. Omega scope infrared temp guns and TE-7-TX lists 1 Infrared Temperature Scanner as Government Furnished Materials. No such item appears at any other campus in this technical exhibit.</p> <p>Question: Does each site have infrared temperature testing equipment?</p> <p>Question: Are the Ogden infrared temp guns and Austin infrared scanner shipped between campuses to meet the infrared testing requirements of the PWS?</p> <p>70. Reference PWS 3.20.3, Critical Equipment Outages. Scheduled outages of equipment identified as “Critical Equipment” in Technical Exhibits CA-2, HQ-2, KY-2, PA-2, TX-2, and UT-2 shall be coordinated with the COTR a minimum of 60 days prior to the desired date to perform the work. The work shall not commence without the approval of the COTR as mentioned above in 3.20.2.</p> <p>Question : The referenced TEs appear not to be included in the in the RFP. TE 5 for the six sites includes equipment</p>	<p>Answer: Yes, the Service Provider shall be responsible for maintenance of these Government Furnished Materials.</p> <p>Answer: No only the listed sites have the equipment.</p> <p>Answer: The Service Provider will be required to determine the best method for meeting the infrared testing requirements of the PWS.</p> <p>Answer: This can be identified during the phase-in period.</p>

Question	Response
<p>PM listing but does not indicate which pieces are critical. Please Clarify.</p> <p>71. PWS 3.4. The PWS indicates the Outage Preventive Maintenance Schedule Paragraph is due with a new up-to-date CMMS PM schedule based on current contract requirements during the phase-in period. However, TE 6 indicates Outage Preventive Maintenance Schedule is due with the proposal (lines 12and 18).</p>	<p>Answer: This can be identified during the phase-in period.</p>
<p style="text-align: center;">Pricing Questions</p>	
<p>72. The cost proposal model contained in Section L attached Cost Figures L-5 thru L-10 seems excessive. May we utilize our own cost model</p>	<p>Answer: The solicitation does not mandate the use of the Section L attached Cost Figures L-5 thru L-10. Offerors may use alternative cost models. However, the model must comply with the cost proposal instruction for pricing information and the instruction for Individual cost elements. Information must be fully identifiable to the individual CLIN and Sub-CLIN level.</p>
<p>73. Reference Figures L-6, "Material Costs". Much of the materials cost of this contract will be for incidental maintenance performed as a service order or repair order. No offeror can predict what will need repairs or the magnitude of those repairs. As a result, no offeror can provide detailed part-by-part data as to what specific parts may be required to perform such incidental repairs. Will the Government allow offerors to make an overall estimate of the cost of parts and materials (based on normal facility O&M bidding practices) required to perform PMs, service orders and repairs and to use those costs as part of Figures</p>	<p>Answer: Offerors will not be required to supply detailed part by part material lists. However, the solicitation does require material costs to be estimated. Support of material costs can be made based on established industry practices form proposed facility incidental maintenance and/or actual past experience service or repair orders from for</p>

Question	Response
<p data-bbox="337 237 578 268">L-6.1 and L.6.1.1?</p> <p data-bbox="235 485 1003 1104">74. Figures L-6.1 through L-6.4 - Purchased Parts Cost Schedules – these schedules require detailed listing of each specific part to be priced for the performance of this contract. This information will be difficult for contractors to provide since the PWS and associated technical exhibits do not provide sufficient information to estimate materials at such a finite level of detail. In some instances, the technical exhibits are incomplete, inconsistent, and insufficient to provide detailed analysis of all required maintenance/repair parts over the life of this contract. We suggest the government allow contractors to bid an estimated cost for parts based on industry best practices, available historical data, and provide any associated assumptions used to develop the estimate. Alternatively, the government could classify this cost element as cost reimbursable or establish a not-to-exceed amount for estimating purposes.</p> <p data-bbox="235 1167 992 1236">75. Figure L-5 - Detailed Cost Breakdown- Sub-CLIN Per Site</p> <p data-bbox="235 1278 967 1530">Comments: The Labor portion of this format will be confining and difficult to evaluate in its current format. Should all Labor Classifications be listed in Direct Labor column: Assuming yes then the user can insert as many rows (lines) as necessary. Also the assumption would be that the hours are paid straight time hours. How should overtime be handled?</p> <p data-bbox="235 1572 997 1713">Overheads. FICA, FUTA, SUI, Workmen's Compensation have multiple bases within a location. (e.g. FICA, 6.2% applies to all dollars under the maximum. 1.45% applies to all wages, bonuses and other taxable fringes.)</p>	<p data-bbox="1031 237 1382 415">similar facilities. The estimated method that the offeror uses must provide an acceptable basis of estimate.</p> <p data-bbox="1031 491 1373 560">Answer: See response to question 73.</p> <p data-bbox="1031 1167 1382 1892">Answer: Figure L-5 can be expanded to insert rows for additional Direct Labor rows. Overtime hours should be listed separately for appropriate labor categories with the appropriate number of hours and the labor rate. If the offeror is submitting overtime hours and rates for various labor categories, the proposal will need to identify specific policies as to why and when overtime is allowed. List each appropriate overhead rate and show the applicable base amount it will be</p>

Question	Response
<p>76. Page 5 of 7 Section 2.2.5 Figure L-9 states, "Finally, reference specific location with Wage Determination reference."</p> <p>Does this mean the Wage Determination number should be put into the column call location?</p> <p>77. Page 5 of 7 Section 2.2.5.1 Figure L-9.1 - Manpower Loading states, "the offeror will supply the total proposed direct labor hours and/or man months by labor category."</p> <p>Comments: I am not sure of the value derived from this request for monthly breakdown. If a monthly breakdown is required I would ask for either man/months or paid straight time hours and not give a choice.</p>	<p>applied against. Offerors may consider combining individual FICA, FUTA, and other taxable fringes into a pool of expenses and applying this to the estimated labor base of the company to establish a fringe benefit rate. The fringe benefit rate would be applied to the proposed direct labor base to come up with the dollar amount proposed on Figure L-5 or in corresponding location of the offeror alternative model.</p> <p>Answer: The specific location where the work is being performed must be entered on Figure L-9 or in corresponding location of the offeror alternative model. This information must include the wage determination labor categories that the offeror used for this specific location as well.</p> <p>Answer: The monthly break out is standard for cost realism pricing. It allows for the IRS to analyze by a selected period of time while allowing offerors to accurately price the indirect rates and escalation factors in the different accounting years. The choice of either</p>

Question	Response
<p>78. Page 5 of 7 Section 2.2.6 Figure L-10 Applied Rates states, "Finally, identify the base of application and identify the pool elements and amounts to support the proposed applied rates. If applicable, support showing approved indirect rates for the proposed work by Government auditors.</p> <p>On figure L-10 there is not place for the additional information. Will providing this information in a cost rationale narrative format be adequate?</p> <p>79. Since there is no IDIQ workload identified, is the maximum dollar amount of \$825,750 to be equally shared and shown separately among the six sites and included in our Compare worksheets?</p> <p>80. Part 3 – Administrative/Other (2.3.1 through 2.3.4) – these schedules require detailed information regarding indirect rate structures, chart of accounts, historical data, audit results, and associated policy and procedures. This places an unwarranted burden on contractors to furnish information which seems excessively detailed for a FFP proposal. Additionally, the solicitation requires subcontractors to furnish the same information, which will not be available from many local small businesses that provide O&M and vendor type services. It has been our experience that these small, local “mom & pop” businesses are well qualified and very responsive to local service calls, however they lack the necessary resources to provide such intimate accounting/administrative information. Retention of these requirements will make it very difficult to locate sufficient small businesses to fulfill the small business subcontracting requirements of the solicitation. Under a</p>	<p>man/months or paid straight time hours is meant to provide flexibility to the offerors. An offeror may select either one.</p> <p>Answer: Yes, additional information in a cost narrative format is acceptable.</p> <p>Answer: No. This is a funding amount for IDIQ work. It is unknown as to which site will incur what amount of this potential funding.</p> <p>Answer: The purpose of the pricing information is not to establish price reasonableness but to support a determination of cost realism. Office of Management and Budget (OMB) Circular No. A-76 (Revised) dated May, 29, 2003, Attachment B D. 5. b.(3) requires “ The CO shall conduct price analysis and cost realism as required by this attachment.” This requirement mandates the need for this high level of</p>

Question	Response
<p>firm fixed price contract, we suggest the government waive such detailed level of cost information. We believe adequate cost competition exists to determine the reasonableness of the prices without such specifically detailed administrative information. Alternatively, we suggest the government verify contractor's financial past performance to ensure that proposed prices are accurate and not increased through requests for engineering changes or other unanticipated financial modifications.</p>	<p>detailed cost information for indirect expenses, and other cost elements. The accounting information is required to ensure that an adequate accounting system exists to account for IDIQ work and to verify the cost of items to determine when more than \$2500 is expected for a service call.</p> <p>Subcontractor cost information is required to determine cost realism. The offeror can either support this requirement by showing cost realism based on commercial pricing by the subcontractor or by supporting realism of individual cost elements.</p>